

THE CHRISTOPHER COMPANIES
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March 4, 2020

Town of Millville Planning and Zoning Commission
C/O Town of Millville
36404 Club House Road
Millville, DE 19967

Re: Millville by the Sea, Seabreeze Village (aka Village 8)
Request for modification of Development Performance Standards

Dear Commissioners:

Christopher at Millville, LLC requests relief in the form of a modification of the approved Millville by the Sea Development Performance Standards, specifically section IV, B. (3) e. and (4) in order to allow construction of the 54 new homes proposed for the Seabreeze Village neighborhood, otherwise known as Village 8.

History -

Seabreeze Village is a proposed neighborhood within the Millville by the Sea master planned community and falls under the jurisdiction of the Town of Millville. The area designated for this Village appears on the most recently adopted masterplan for the community dated March 22, 2019 and is identified on the plan as "Village 8".

The development plans for Village 8 have received preliminary plan approval from Town Council and are currently under final review.

Development is anticipated to commence late in the Spring of 2020.

Request -

The applicant requests that the Town modify the currently adopted Development Standards to allow for construction of the proposed architecture to proceed:

Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (3) e. which currently states “15 feet min. side yard setback with 30 feet min. between buildings.”

Applicant requests that this language be modified to read “15 feet min. side yard setback **for main building structure, with allowable encroachment of unenclosed porches up to 5.5’ and** with 30 feet min. **maintained** between **main building walls.** “

And,

Section IV. (4) currently reads “Open porches and significant architectural projections may not encroach into the side yard setback.”

Applicant requests that this language be modified to read “Open porches under **50 square feet in area may encroach up to 5-6” into the side yard setback. Minor projections, such as bay windows, may encroach up to 2’-6” into the side yard setback.** Significant architectural projections may not encroach into the side yard setback.”

Justification –

Seabreeze Village offers the first opportunity to offer an attached “villa” style product in the Millville by the Sea community. The only attached product offered in the community previously consisted of the 20’ and 22’ wide 3-story conventional townhomes which were offered in the initial phase of the community. These homes, located on the east side of Substation Road, were completed and occupied in 2008-2012. The new villa style product is designed to offer a more affordable price point and a different lifestyle from the single-family detached homes currently offered in the community.

The side entry design is proposed as it lends itself to a more aesthetically pleasing street scape and allows for an additional measure of privacy for the homeowners.

The side entry porches also allow for a more attractive side elevation for the homes. The porches are proposed to be covered, with a column supported roof above to protect occupants and visitors from the elements. They will not be enclosed on the sides in any way.

The entry porches are proposed to be 8’-0 in width and will extend into the side yard a total of 5’. Please see the attached exhibits “A” for the proposed plan view, “B” for the proposed front elevation and “C” for the proposed side elevation.

Exhibit “D” shows the proximity of the homes from a site plan perspective.

Side Yard Setbacks -

Side yard setbacks adhered to in recent sections of the community are as follows:

Phase	2B2N	Sea Star Village PH 2	Village 8
Required side yard	5’	7’	15’
Minimum between homes	10’	14’	30’

Some representative examples: *****

2B2North	Lots 1/2 –	Minimum 10'	Actual 16'	Exhibit "E"
2B2North	Lots 11/12 -	Minimum 10'	Actual	Exhibit "F"
2B2North	Lots 27/28 -	Minimum 10'	Actual	Exhibit "G"
Sea Star Village	Lots 546/547	Minimum 14'	Actual 15'	Exhibit "H"
Sea Star Village	Lots 596/597	Minimum 14'	Actual 15.3'	Exhibit "I"
Village 8	Lots 834/835	Minimum 30'	Proposed 20.32	Exhibit "J"

Please note that even with the proposed 5' porch encroachment into the side yard, the actual distance between homes (at the closest point) is 5' more than the norm for previous phases.

***** please note that these exhibits will be provided at the meeting

Private entry walk in side yard -

An additional issue raised by the proposed architecture was addressed by Town Council's unanimous approval of ordinance 20-08 on 2/12/20. This action, though not precipitated by this request, will remove the walkway concern as an obstacle to approval of this request.

In Summary –

Under the circumstances and for the reasons noted above, Christopher at Millville respectfully requests approval of its request to modify Sections VI, B. (3) e. and (4) of the approved Development Performance Standards for the exclusive benefit of Village 8, Millville by the Sea.

Sincerely,



W. Craig Havenner
President, Christopher Management Inc.
Manager, Christopher at Millville LLC

CHRISTOPHER COMPANIES - 32' VILLA - UNIT 2

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SCALE 1/4" = 1'-0"



SHOW



OP. 140



SCALE: 1/2" = 1'-0"

[illegible]

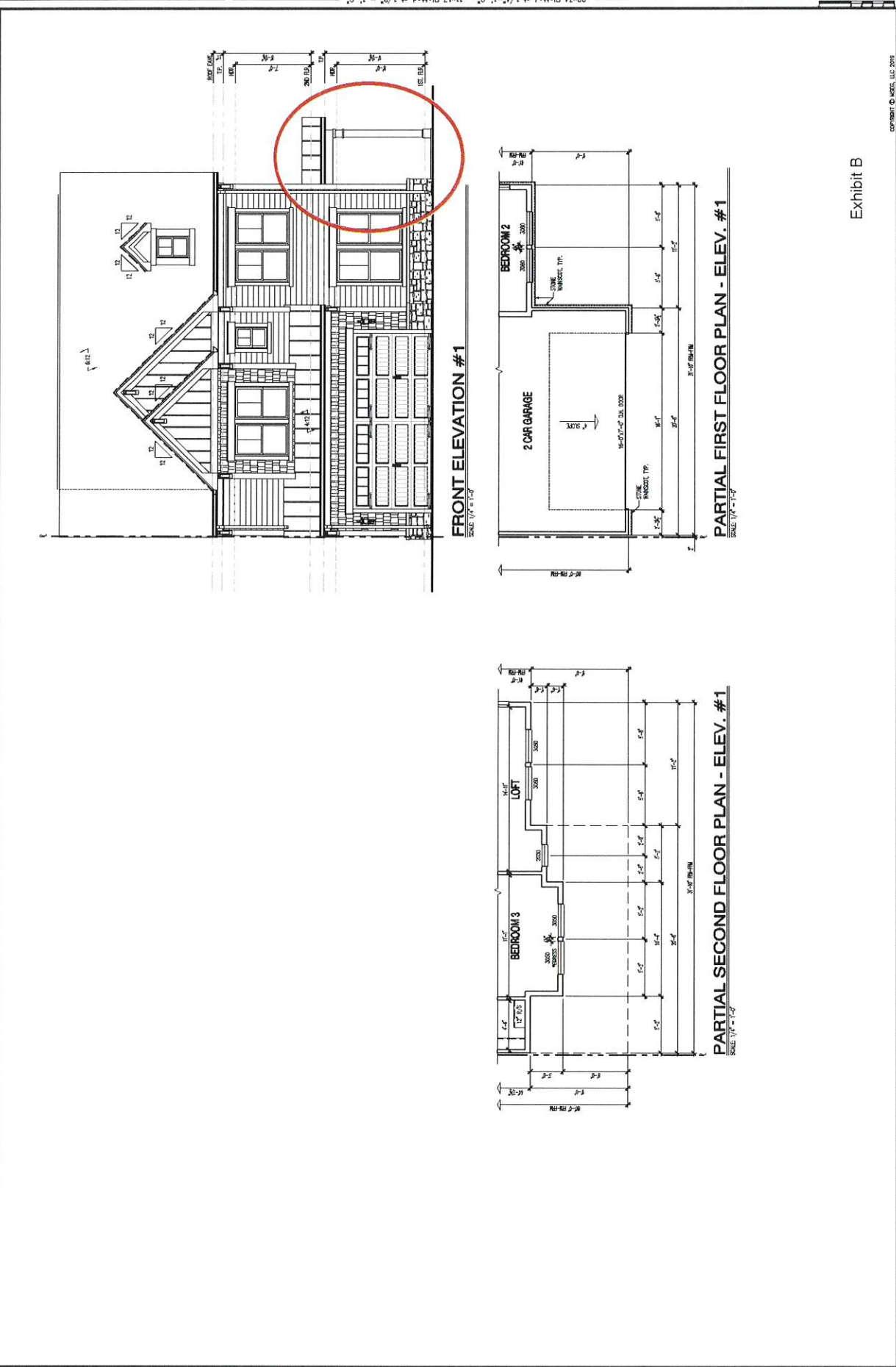
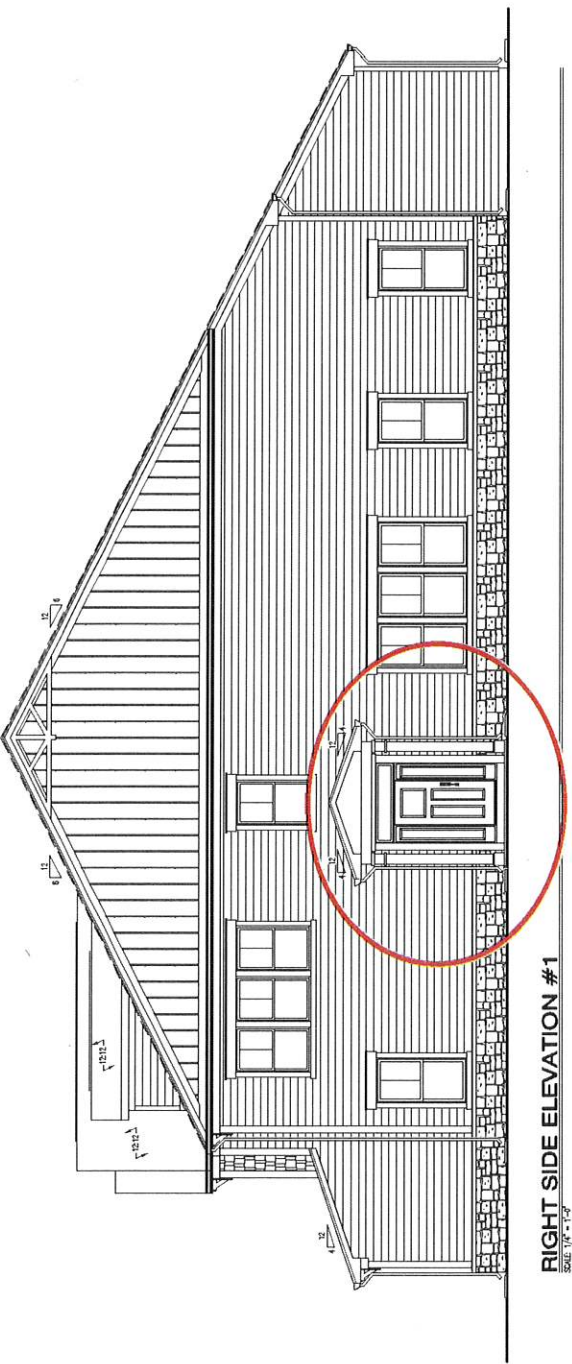
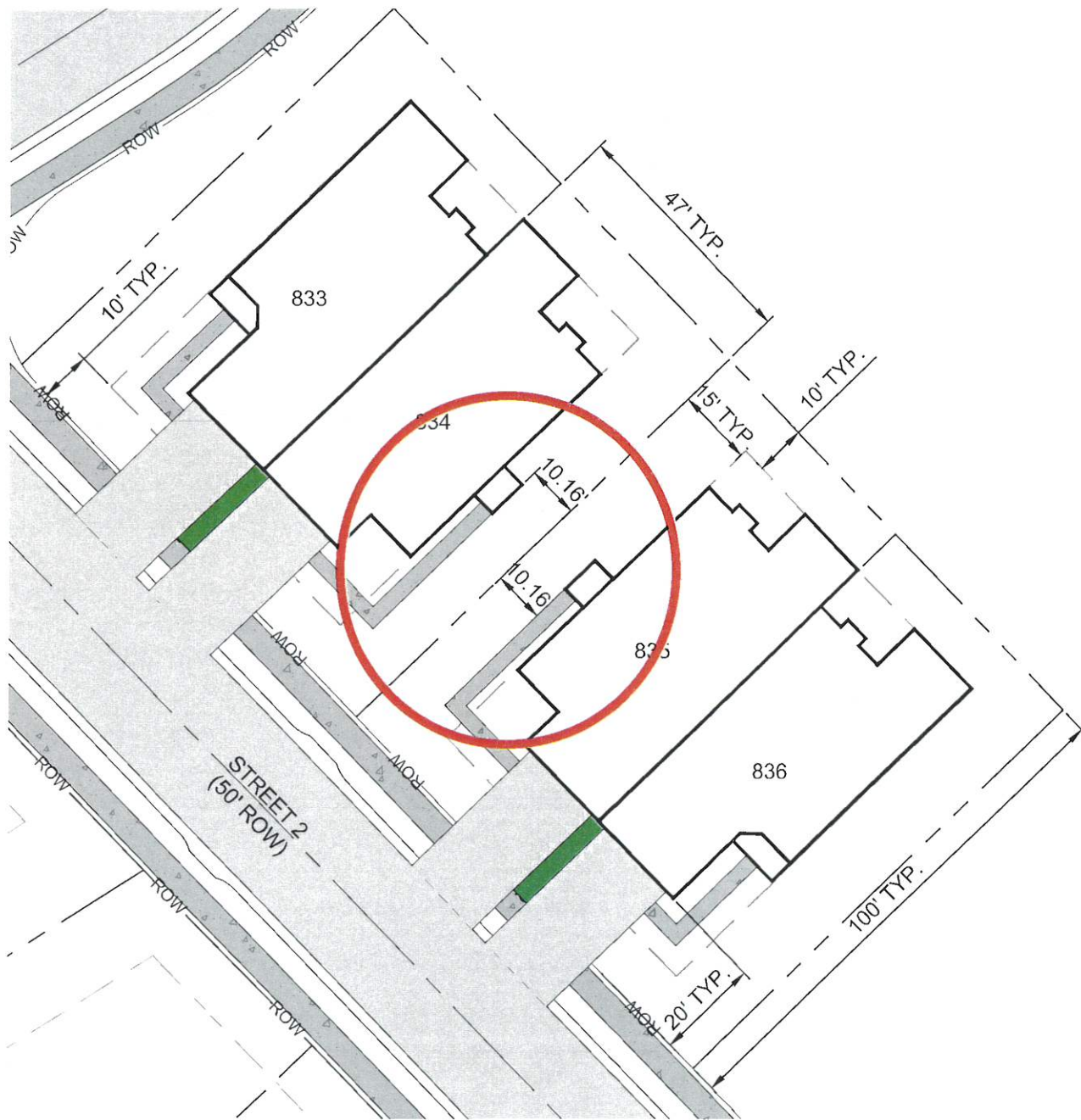


Exhibit C



RIGHT SIDE ELEVATION #1
SCALE 1/4" = 1'-0"



GRAPHIC SCALE



SCALE: 1"=30'

Exhibit D

DATE: FEBRUARY 05, 2019	
DRAWN BY: YMR	APPROVED BY: RHS
FILE: P17023 - SIDE YARD EXHIBIT	
REVISIONS	

OPPOSING SIDE ENTRIES EXHIBIT

FOR

**MILLVILLE BY THE SEA
VILLAGE 8**

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

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